



The Bevan, Bryn Tirion, Llangain, Carmarthen, SA33 5BE

£340,000

Beautiful detached bungalow on a small development
Lovely Rural location yet conveniently located near Johnstown Carmarthen
Only 4.5 miles to gorgeous Llanseffan beach
Clean energy- Air source heat pump
Single Garage plus paved driveway for 2 cars
Shaker style kitchen including breakfast bar
Bathroom with separate shower and bath plus En-suite to Master Bedroom
****PART EXCHANGE AVAILABLE****

LOCATION

Bryn Tirion is located in the quiet village of Llangain, just 3 miles from Johnstown, 4 miles from Carmarthen town centre and 4.5 miles to the beautiful beach at Llansteffan.

In nearby Johnstown you will find Queen Elizabeth High Secondary School, Carmarthen Leisure Centre and Cricket & Rugby Clubs. While Llansteffan offers lots of coastal walks, you can visit the picturesque castle or simply enjoy a pub lunch with a gorgeous view.

DESCRIPTION

The Bevan, 3 bedroom detached bungalow

The Bevan is a beautiful new build detached home located in the rural village of Llangain near Carmarthen. This contemporary bungalow is a must-see to appreciate its flexible layout and high specification.

The Bevan is a rare new build bungalow; the kitchen diner benefits from integrated eye-level oven, ceramic hob, fridge freezer and an attractive curved glass cooker hood over the kitchen island and breakfast bar. Luxury vinyl tiling is included throughout the open plan kitchen diner and lounge area.

The Bevan has 3 double bedrooms, the Master has an en-suite bathroom and the family bathroom boasts a separate bath and shower cubicle. Heated towel rails are also included in bathrooms and en-suites as standard.

Externally, there is a spacious rear garden, a block-paved driveway for 2 vehicles plus a garage.

These high quality, energy-efficient homes benefit from an air-source heat pump, a Howdens kitchen, integrated appliances and luxury vinyl tile flooring to kitchen diners as standard. Porcelanosa tiles and IVC comfytex deluxe flooring have been included in Bathrooms and en-suites.

Plot 2 is available and is located at the end of a shared driveway with just 1 other plot. Please check floor plans for window variations.

PLEASE NOTE

All information provided by Pobl Group Ltd

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

KITCHEN/LOUNGE 18'0" x 15'3" (5.49m x 4.66m)



DINING AREA 9'10" x 10'5" (3.00m x 3.18m)

MASTER BEDROOM 12'3" x 12'1" (3.74m x 3.70m)



EN-SUITE 4'7" x 8'9" (1.42m x 2.67m)

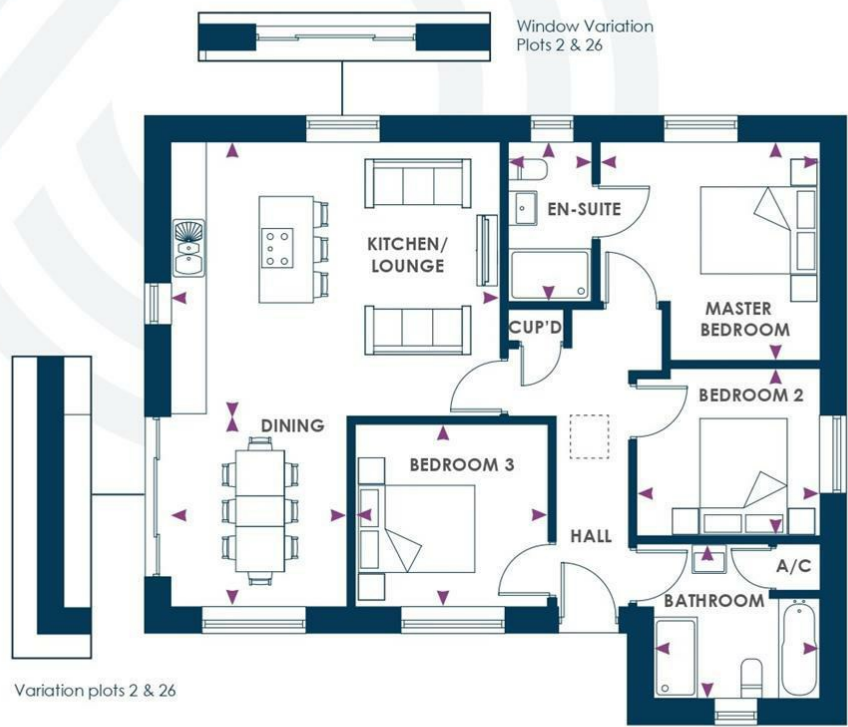
BEDROOM 2 9'4" x 10'2" (2.86m x 3.12m)

BEDROOM 3 10'0" x 8'6" (3.06m x 2.60m)

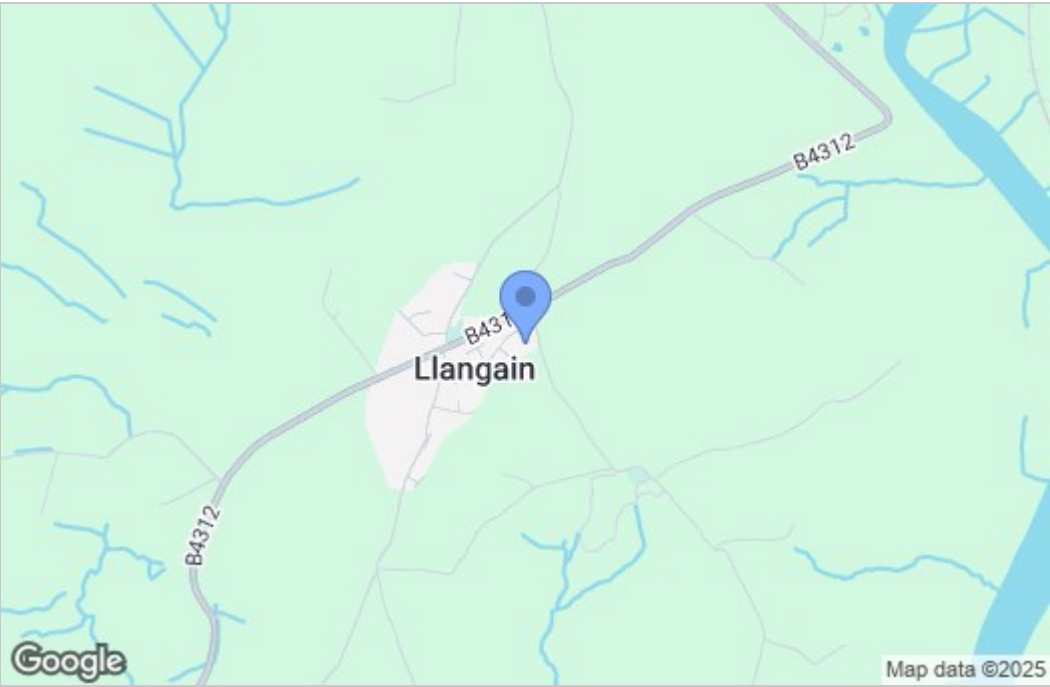
BATHROOM 10'2" x 8'6" (3.10m x 2.60m)



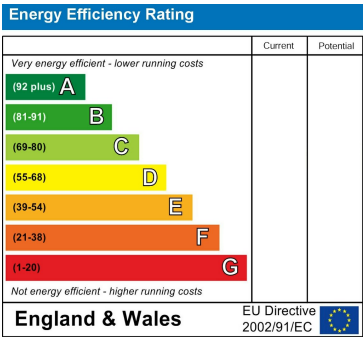
Floor Plan



Area Map



Energy Efficiency Graph



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